



# VOXTUR

## Broker Price Opinion

☒ Exterior Inspection  
☐ Interior Inspection

Property Address: 3400 LOYALTON AVENUE		Vendor ID: 12746994.1_407061	
City, State, Zip: BAKERSFIELD, CA 93313		Deal Name:	
Loan Number: 001521		Inspection Date: 11/16/2021	
2nd Loan / Client #:		Subject APN: 371-452-06-00-8	
Borrower / Owner of Record: Ben Goldhart		Lender / Client: Premier Money Source, Inc.	

Property Occupancy Status: Tenant	Does the Property Appear Secure? Yes	Est. Monthly Rent: \$3,214	Sold in the last 12 Months? No
Currently Listed: No	Currently List Broker:	List Broker Contact #:	Initial List Price:
			Initial List Date:
			Current List Price:
			DOM / CDOM:
Is the Subject Listing Currently Pending?	Date of Contract:	CDOM to Contract:	Sale Price:
			Sale Date:

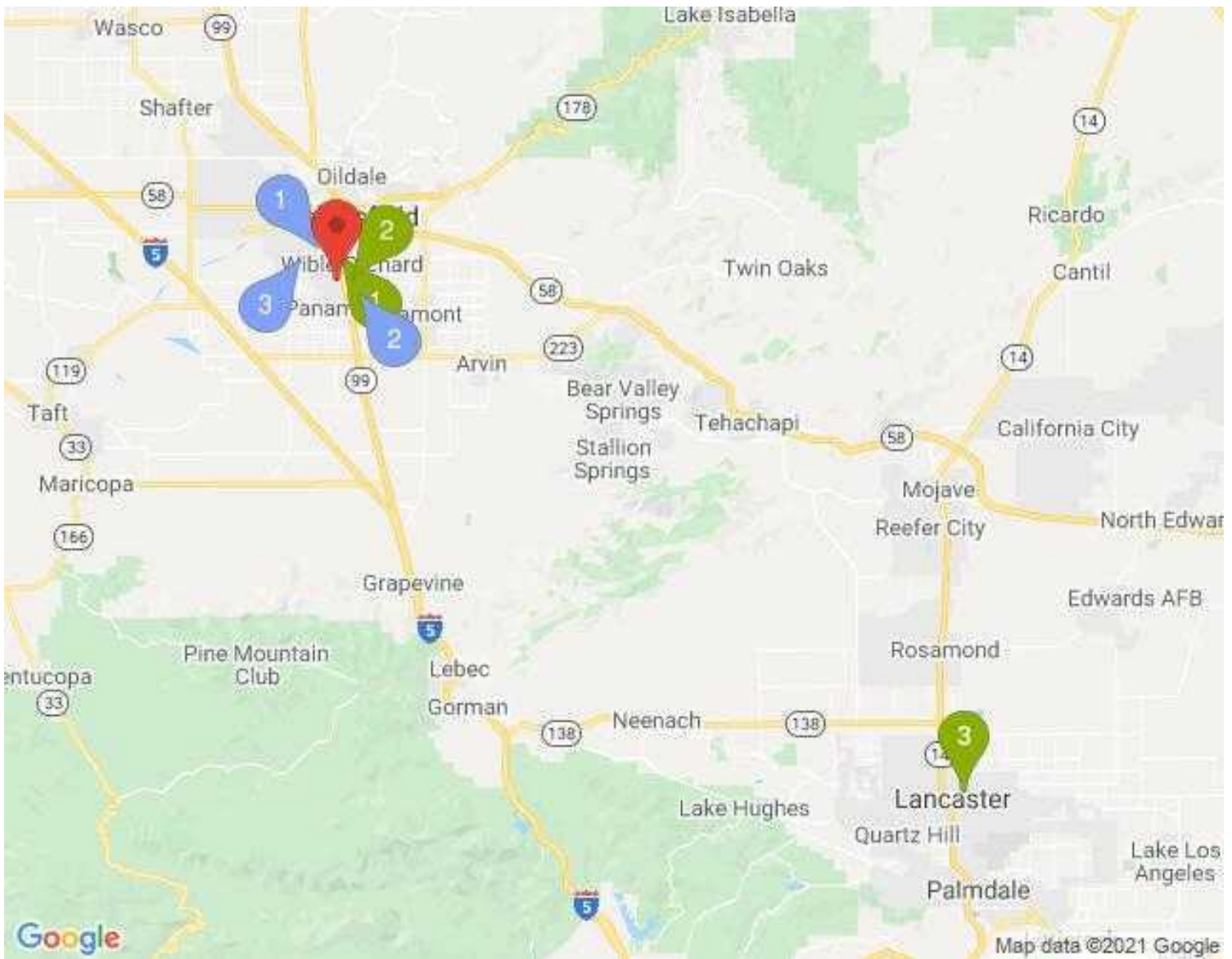
Subject Property Comments / External Influences  
 Visual exterior inspection shows no sign of needed repair.

	Subject	Sold comps 1	Sold comps 2	Sold comps 3	List comps 1	List comps 2	List comps 3
Address	3400 LOYALTON AVENUE BAKERSFIELD, CA 93313	2109 WESTHOLME BLVD BAKERSFIELD, CA 93309	600 HOSKING AVE BAKERSFIELD, CA 93307	7917 S LAURELGLEN BLVD BAKERSFIELD, CA 93309	2712 MORIN CT BAKERSFIELD, CA 93304	6109 S H ST BAKERSFIELD, CA 93304	44648 BEECH AVE LANCASTER, CA 93534
Proximity		2.98	1.97	3.41	2.22	1.06	66.03
Sale/List Price		\$625,000	\$700,000	\$585,000	\$600,000	\$570,000	\$699,000
Sale Date		11/09/2021	06/09/2021	05/18/2021	08/26/2021	10/22/2021	11/14/2021
Price Per Sq.ft.	\$138.57	\$143.84	\$157.94	\$137.32	\$175.95	\$140.57	\$176.52
Initial List Price		\$650,000	\$700,000	\$585,000	\$600,000	\$570,000	\$699,000
Initial List Date		02/12/2021	06/08/2021	05/17/2021	08/26/2021	10/22/2021	11/14/2021
Current/Final List		\$650,000	\$700,000	\$585,000	\$600,000	\$570,000	\$699,000
DOM/CDOM		232 / 232	1 / 1	1 / 1	82 / 82	25 / 25	2 / 2
Sales Type		Fair Market	Fair Market	Fair Market	Fair Market	Fair Market	Fair Market
Living Area	4597	4345	4432	4260	3410	4055	3960
#Rooms/Bed/Bath 1	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2	6 / 3 / 2.5	4 / 2 / 1.5	5 / 3 / 1.5	4 / 2 / 2
#Rooms/Bed/Bath 2	5 / 3 / 2	5 / 3 / 2	5 / 3 / 2	4 / 2 / 1.5	4 / 2 / 1.5	5 / 3 / 1.5	4 / 2 / 2
#Rooms/Bed/Bath 3	5 / 3 / 2	5 / 3 / 2	4 / 2 / 1.5	4 / 2 / 1.5	4 / 2 / 1.5	5 / 3 / 1.5	4 / 2 / 2
#Rooms/Bed/Bath 4	5 / 3 / 2	4 / 2 / 1	4 / 2 / 1.5	4 / 2 / 1.5	3 / 2 / 1	4 / 2 / 1.5	4 / 2 / 2
#Rooms/Bed/Bath All	20 / 12 / 8	19 / 11 / 7	18 / 10 / 7	18 / 9 / 7	15 / 8 / 5.5	19 / 11 / 6	16 / 8 / 8
Year Built	1985	1976	2006	1984	1985	1992	1982
Bsmnt SqFt/Finished							
Lot Size	0.24	0.28	0.12	0.25	0.19	0.22	0.16
Property Type	4 unit	4 unit	4 unit	4 unit	4 unit	4 unit	4 unit
Style / Quality	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4	Multi-Unit / Q4
# of Units	4	4	4	4	4	4	4
Condition	C4	C4	C4	C3	C4	C3	C3
Pool/Spa	None	No / No	Yes / No	No / No	No / No	No / No	No / No
View	Residential	Residential	Residential	Residential	Residential	Residential	Residential
Porch/Patio/Deck	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No	No / No / No
Fireplace	No	No	No	No	No	No	No
Garage	2 Carport	4 Attached	4 Carport	4 Attached	4 Attached	2 Attached	None
Other Features	None	None	Comn pool	None	None	None	None
Subdivision	Kern	Kern	Kern	Kern	BENTON PARK	Kern	Kern
School District	Ridgeview High	Ridgeview High	Ridgeview High	Ridgeview High	West High	Ridgeview High	Ridgeview High
Common Amenities		None	Comn pool	None	None	None	None
Data Source - ID	MLS-21005544	MLS-202109526	MLS-202104022	MLS-202102340	MLS-202107026	MLS-SR21227589	MLS-SR21247086

<b>Market Time 30-90 days</b>	<b>As-Is Price Estimate</b>	<b>As-Repaired Price Estimate</b>	<b>Land Only Price</b>	<b>30-Day Quick Sale Price</b>
90-Day Marketing Time	\$637,000	\$637,000	\$247,000	\$618,000
Recommended List Price	\$650,000	\$650,000		
Recommended Sales Strategy:	<input checked="" type="checkbox"/> As - Is <input type="checkbox"/> Repaired			



	Address	City	BR	BA	Lot Size	Sale/List Date	Year Built	Sale/List Price	Distance
•	3400 LOYALTON AVENUE	BAKERSFIELD	12	8	0.24		1985		
1	2109 WESTHOLME BLVD	BAKERSFIELD	11	7	0.28	11/09/2021	1976	\$625,000	2.98
2	600 HOSKING AVE	BAKERSFIELD	10	7	0.12	06/09/2021	2006	\$700,000	1.97
3	7917 S LAURELGLEN BLVD	BAKERSFIELD	9	7	0.25	05/18/2021	1984	\$585,000	3.41
1	2712 MORIN CT	BAKERSFIELD	8	5.5	0.19	08/26/2021	1985	\$600,000	2.22
2	6109 S H ST	BAKERSFIELD	11	6	0.22	10/22/2021	1992	\$570,000	1.06
3	44648 BEECH AVE	LANCASTER	8	8	0.16	11/14/2021	1982	\$699,000	66.03

#### Neighborhood Data:

Location Type:       Market Trend:       Economic Trend:       Neighborhood Trend:   
 Housing Supply:       REO Driven?:       Avg Age of Home:   
 Sale to List Ratio:       Avg Marketing Time of Comparable Listings:   
 Price Range:  to       Median Price:       Predominate Value:       Average DOM:   
 % Owners:       % Tenants:       Number of units for rent:       Number of units in complex for sale:

#### Negative Neighborhood Factors that will detract from the subject:

#### Neighborhood Comments:

**Marketability of Subject:**

Most Likely Buyer: Investor buyers Types of Financing the Subject will NOT qualify for: N/A

Will this be a problem for resale? If yes, please explain:

None Noted

**Comparables:**

Sale 1 Comments	4-plex in SW Bakersfield. Front unit is 3 bedrooms, 2 bath. Three units are 2 bedroom, 1 bath. There are garages and uncovered areas available for parking. Washer/Dryer hookups. Close to shopping, restaurants, and parks.
Sale 2 Comments	Amazing 4 -plex is in Golden Valley Luxury Apartment community in South Bakersfield. One of the best rental rental locations in the Bakersfield area. Built in 2006, this property exudes pride of ownership.
Sale 3 Comments	Great opportunity to own a four units in great southwest Bakersfield. Fully occupied for years good tenants, good rent and upside potential. 3 bedroom, 2.5 bath and 2 car garage for the front unit. 2 bedroom, 1.5 bath and 2 car garage for the other 3 units.
List 1 Comments	Great investment opportunity with this 4 unit complex in Southwest Bakersfield. Great investor opportunity. Roof is in good condition. Good working air conditioning units. Most units have newer appliances.
List 2 Comments	This is a 4 unit property and excellent oportunitie for investment. It features a front house detached from the other 3 back units, front house has 3 bedrooms and 1.75 baths recently updated with new paint new zinc and toilets.
List 3 Comments	Excellent Investment Opportunity*** This 8 bedroom 8 bathroom fourplex is nicely appointed. Each unit has two bedrooms and two bathrooms. The living area is spacious and there are various upgrades throughout.

**Comments:**

Service Provider Comments:

Search criteria -- 1 bed and 1 bath variance, 20% GLA variance, 10 years variance, COE 12 months, within 66 miles radius. Specific adjustments are provided on the report for each comp. Potential buyers are investors. There's a shortage of comparables with similar living space within immediate area so expansion of sold date, search distance, age, GLA and lot size is necessary. Most weight placed on List 1 Similar age, lot size and condition. Most weight placed on Sale 1 Similar lot size, and condition.

Vendor Comments:

Service Provider Signature /s/ Sirima Chantalakwong

Service Provider Company Insync Value Inc

BPO Effective Date 11/17/2021

Service Provider Lic. Num. 01460948

**Repairs**

Recommended Repairs would bring the subject to:

Internal Repairs		Comment	Total
Painting			\$ 0
Walls/Ceiling			\$ 0
Carpet/Floors			\$ 0
Cabinet/Counter			\$ 0
Plumbing			\$ 0
Electrical			\$ 0
Heating/AC			\$ 0
Appliances			\$ 0
Doors/Trim			\$ 0
Cleaning/Trash Removal			\$ 0
Other			\$ 0
Internal Repair Total:			\$ 0
External Repairs		Comment	Total
Roof			\$ 0
Siding/Trim			\$ 0
Structural			\$ 0
Windows/Doors			\$ 0
Painting			\$ 0
Foundation			\$ 0
Garage			\$ 0
Landscaping			\$ 0
Fence			\$ 0
Other			\$ 0
External Repair Total:			\$ 0
Repair Total:			\$ 0



**Subject Front**

3400 LOYALTON AVENUE  
BAKERSFIELD, CA 93313



**Subject Side**

3400 LOYALTON AVENUE  
BAKERSFIELD, CA 93313



**Subject Side**

3400 LOYALTON AVENUE  
BAKERSFIELD, CA 93313



### **Subject Address Verification**

3400 LOYALTON AVENUE  
BAKERSFIELD, CA 93313



### **Subject Street**

3400 LOYALTON AVENUE  
BAKERSFIELD, CA 93313



### **Subject Street**

3400 LOYALTON AVENUE  
BAKERSFIELD, CA 93313





**Subject What's across from Subject**

3400 LOYALTON AVENUE  
BAKERSFIELD, CA 93313



**Subject Satellite View**

3400 LOYALTON AVENUE  
BAKERSFIELD, CA 93313



### **Comparable Sale #1**

2109 WESTHOLME BLVD  
BAKERSFIELD, CA 93309  
Sale Date: 11/09/2021  
Sale Price: \$625,000



### **Comparable Sale #2**

600 HOSKING AVE  
BAKERSFIELD, CA 93307  
Sale Date: 06/09/2021  
Sale Price: \$700,000



### **Comparable Sale #3**

7917 S LAURELGLEN BLVD  
BAKERSFIELD, CA 93309  
Sale Date: 05/18/2021  
Sale Price: \$585,000





### Comparable Listing #1

2712 MORIN CT  
BAKERSFIELD, CA 93304  
List Price: \$600,000



### Comparable Listing #2

6109 S H ST  
BAKERSFIELD, CA 93304  
List Price: \$570,000



### Comparable Listing #3

44648 BEECH AVE  
LANCASTER, CA 93534  
List Price: \$699,000

# Disclaimer

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